

**Expansion Subcommittee Meeting
Draft Minutes
World Class Conference Room, Kilroy Building, Sea Tac
February 3, 2006, 9:00 – 11:00 a.m.**

Scribe: Searetha Kelly

| Name | Organization | Phone | e-mail |
|------------------------------------|---|--------------|--|
| <i>Subcommittee Members</i> | | | |
| Olivia Yang (Lead) Present | UW, Capital Projects | 206-221-4224 | oyang@u.washington.edu |
| Butch Reifert Absent | Design Industry | 206-441-4151 | breifert@mahlum.com |
| Ed Kommers Absent | Mechanical Contractors | 206-612-7304 | ekommers@comcast.net |
| Dave Johnson Absent | Wa. State Bldg. & Construction Trades Council | 360-357-6778 | DJIW86@aol.com |
| John Lynch Present | General Administration | 360-902-7227 | jlynch@ga.wa.gov |
| Gary Ballew Present | Benton County | 509-736-3082 | gary.ballew@co.benton.wa |
| Rodney Eng Present | City of Seattle | 206-684-8241 | rodney.eng.@seattle.gov |
| Michael Mequet Present | Port of Seattle | 206-835-7637 | mequet.m@portseattle.org |
| Nora Huey Present | King County | 206-684-2049 | norahuey@metrokc.gov |
| Tom Peterson Absent | Hoffman Construction | 206-286-8697 | tom-peterson@hoffmancorp.com |
| Rick Slunaker Absent | AGC | 360-352-0998 | rslunaker@agcwa.com |
| Ashley Probart Absent | Assoc. of Wash. Cities | 360-753-4137 | ashleyp@awcnet.org |
| Larry Byers Present | Contracts Bonding & Insurance Company | 206-628-7221 | larryb@cbic.com |
| Larry Stevens Present | MCA/NECA | 253-212-1536 | lwstevens@wwdb.org |
| Dick Lutz Present | Centennial Cont. | 360-867-9443 | dicklutz@comcast.net |
| Dick Goldsmith present | Assn of WA Hospital Districts | 206-216-2528 | richardg@awphd.org |

| <i>Other Attendees</i> | | | |
|-------------------------------|--------------------------------------|--------------|--|
| Stan Bowman Absent | AIA/WA | 360-943-6012 | bowman@aiawa.org |
| Ginger Eagle Absent | Washington Ports | 360-943-0760 | geagle@washingtonports.org |
| Dan Vaught Absent | School District Review Board | 425-489-6603 | dvaught@nsd.org |
| Charlie Brown Absent | King/Pierce County School Coalitions | 253-906-6685 | |
| Nancy Deakins Absent | General Administration | 360-902-8161 | deakink@dshs.wa.gov |

Meeting Notes

1: GC/CM Project Criteria

The purpose of today's meeting was to discuss what the attributes of GCCM project would be. This discussion will continue to March, and April and May are to discuss criteria for Owners.

Some of the discussion points raised included:

- Northshore had an existing building; they tore down half of it and moved the children into portables, then tore down the other half of the building. So there was complexity in staging the work, and consideration of safety for the school children and teachers and staff.
- There was discussion of the dollar limit.
- If a project gets small enough, you have to decide if you are willing to pay GC/CM vs. DBB (less cost). Some projects won't warrant the extra overhead costs.
- If you are going to create a central board to approve projects and owners, just remove the dollar limitations. Let the board make the determination.
- On the other hand, if the dollar limit isn't there, smaller contractors are afraid they will lose market share if GC/CM pushes down too far. \$2, 4 or 5 million – very small projects, cannot have the overhead of a GC/CM project.
- Continuing escalations of steel and construction cost - \$10 million may not be much money in a couple of years.
- Some of the concerns from subcontractors regarding expanding GCCM authority:
 1. Pre-Qualification Process is sometimes onerous, goes beyond criteria A-H listed in legislation, or no clear agreement on how criteria are interpreted by Generals
 2. 60/40 low bid situation in GC/CM (subcontractors feel that Generals are on Owner's team, against the subcontractors)
 3. Fear of a new process/change – why do I want to take a risk?

Attributes of Appropriate GC/CM - Early involvement of GCCM in these issues would be critical to project success

Complex Coordination and/or Scheduling

- Operational and regulatory constraints
- Accelerated Schedule (part of earth procurement)
- Demolition
- Safety
- Security
- Staging of Work/Constrained Physical Site
- Phasing of Construction

Occupied (level of occupancy) Buildings/Facilities (more than buildings in some cases)

- Safety/Health issues
- Security
- Operational and Regulatory Constraints
- Scheduling
- Design Constructability Inputs

Complex/Technical Work Environment

- Safety (patient and worker)
- Infection Control (controlling dust, etc...)
- Security (airports and correctional facilities)
- Regulatory Restrictions
- Surroundings

Historic Renovation

- Site Investigation (for design input)
- On-Site Management
- Protect Owners Assets
- Assured Public Confidence
- Specialty Contractor
- Pre-Qualification
- Historic Preservation Means and Methods Input

Contract Design Involvement

Early Procurement (desired)

“Parking Lot “criteria or issues:

1. High Financial Risk
2. Public Benefit
3. Requires Special Expertise

4. Next Steps

Next meeting, we will continue discussion of criteria, and draft proposed legislation as well. We will send the above list to Mr Eng electronically, so he can take a shot at drafting legislation.

5. Meeting Adjournment

The meeting was adjourned at approximately 10:50 a.m.